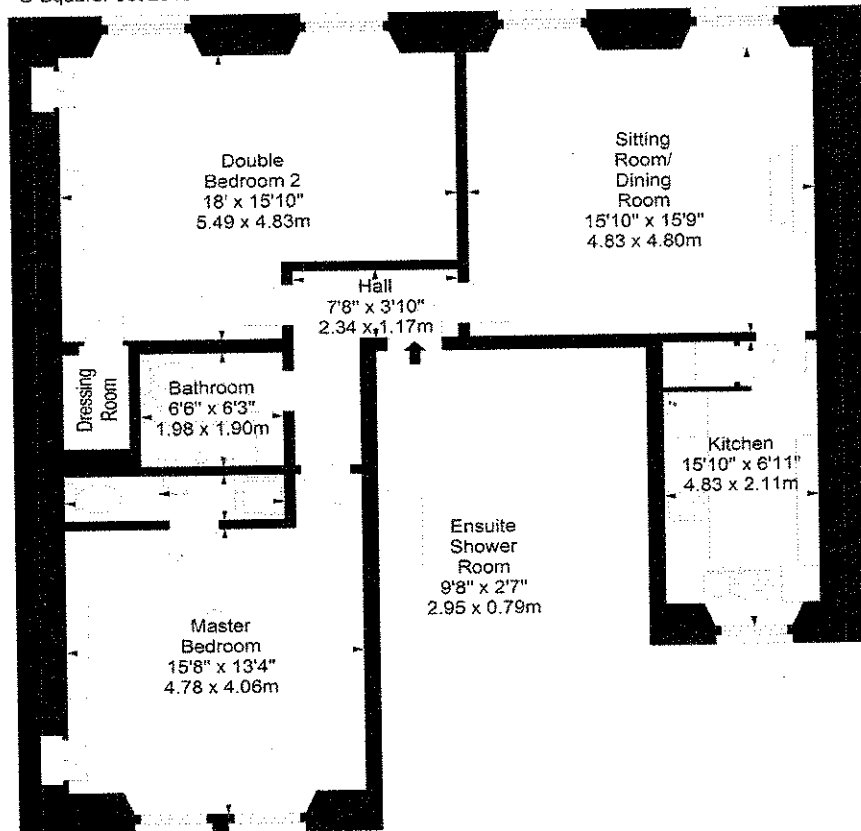


Grosvenor Street,
Edinburgh, EH12 5EG



Approx. Gross Internal Area
1026 Sq Ft - 95.32 Sq M
For identification only. Not to scale.
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Second Floor

Property

This beautifully presented second floor flat lies in a fantastic location in the heart of Edinburgh's prestigious West End, within walking distance of the city centre and both tram and train networks.

The property is entered through a light and airy hallway which features attractive wood flooring. The sitting room is a beautiful, spacious room which features two large bay and sash windows which flood the room with bright, natural light. Further period features including the high ceiling, ornate cornicing and feature fireplace create a stylish room, full of character. Space to include a dining table and chairs also make this a perfect space to entertain friends and family. The kitchen, located off the sitting room, is fitted with Magnet oak-effect work units, contrasting granite style work surfaces and highly polished granite tiled flooring. A breakfast bar is ideal for more informal dining.

The property is comprised of two large double bedrooms which have been tastefully decorated and have ample space to include free standing bedroom furniture. Both bedrooms have attractive mantle pieces and the second bedroom also has intricate cornicing. An en-suite shower room is located off the master bedroom, while the second bedroom benefits from a convenient dressing room. The bathroom has a white three piece suite, with a shower over the bath and attractive neutrally toned tiling.

The area has permission street parking available and the property has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge freezer, dishwasher, light shades and washer/dryer.

In an excellent location, with easy access to transport links as well as a host of restaurants, bars and shops, this tastefully decorated home is perfect for those looking to enjoy city living.